

Loan Product Advisor® (LPASM) release notes provide updates on LPA enhancements to help streamline the way you work and offer a summary of feedback messages.

AIM for Income Using Employment Data

Effective February 7

Single-Family Seller/Service Guide (Guide) [Bulletin 2024-1](#) announced that LPA asset and income modeler (AIM) for income using employed income data is expanding to include digitized paystub and W-2 data in the income assessment. We're permitting more eligible income data sources and allowing more opportunities to automate the calculation work.

Integration with AIM Check API is required to leverage this enhancement. The paystub and W-2 documentation need to be digitized using your own or vendor-supplied optical character recognition (OCR) technology. Submit the data and report ID to AIM Check API to get an early view of the income calculation before submitting a full application into LPA. Then, submit the report ID to LPA. LPA will assess for representation and warranty relief eligibility for the income calculation, not the data.

Review the [associated feedback messages](#). For additional guidance, check out the [job aid](#).

Specification Versions 5.0.06 and 5.1.00 Retirement

Effective March 1

We're retiring LPA system-to-system specifications v5.0.06 and v5.1.00. Any new submissions after March 1 will be stopped with an error message and you'll need to use a newer version of LPA to submit loans. LPA will still accept any pipeline resubmissions until September 9. After this date, resubmissions will be stopped with an error message.

Review the new [error messages](#). If you're still using v5.0.06 or v5.1.00, make plans to update your systems. Contact your Freddie Mac representative for additional guidance.

Non-occupying Borrowers on Cash-out Refinances Restriction

Effective March 3

We're implementing a new purchase restriction [message](#) to align with a policy update in Guide [Bulletin 2023-24](#) that requires all borrowers to occupy the mortgaged premises when the mortgage is a cash-out refinance mortgage secured by a primary residence.

Trust Income Documentation Requirements Update

Effective March 17

Guide [Bulletin 2024-1](#) announced that trust income documentation requirements will be updated with the following:



- Pre-determined fixed payments will require documentation of the most recent one-year receipt of payments.
- If the borrower is the trustee, a letter from a trustee is not acceptable for documentation of continuance for all trust income types.

We'll be implementing a [revised message](#) to reflect these policy updates. The policy is effective for loans with settlement dates on or after May 7, 2024, but you'll see this message update in LPA starting March 17. You're encouraged to start implementing the new documentation requirements immediately.

AIM for Income Using Tax Data Message Updates

Effective March 30

We're adding [new and revised messages](#) to provide additional details for self-employed income requirements, required income documentation and reasons for rep and warranty relief ineligibility.

Full March Feedback Message Updates

Review the full list of [March feedback message updates](#) or visit the [Loan Advisor Resources & Learning webpage](#) – bookmark it for quick access to the latest updates for all of the Loan Advisor tools you use.

